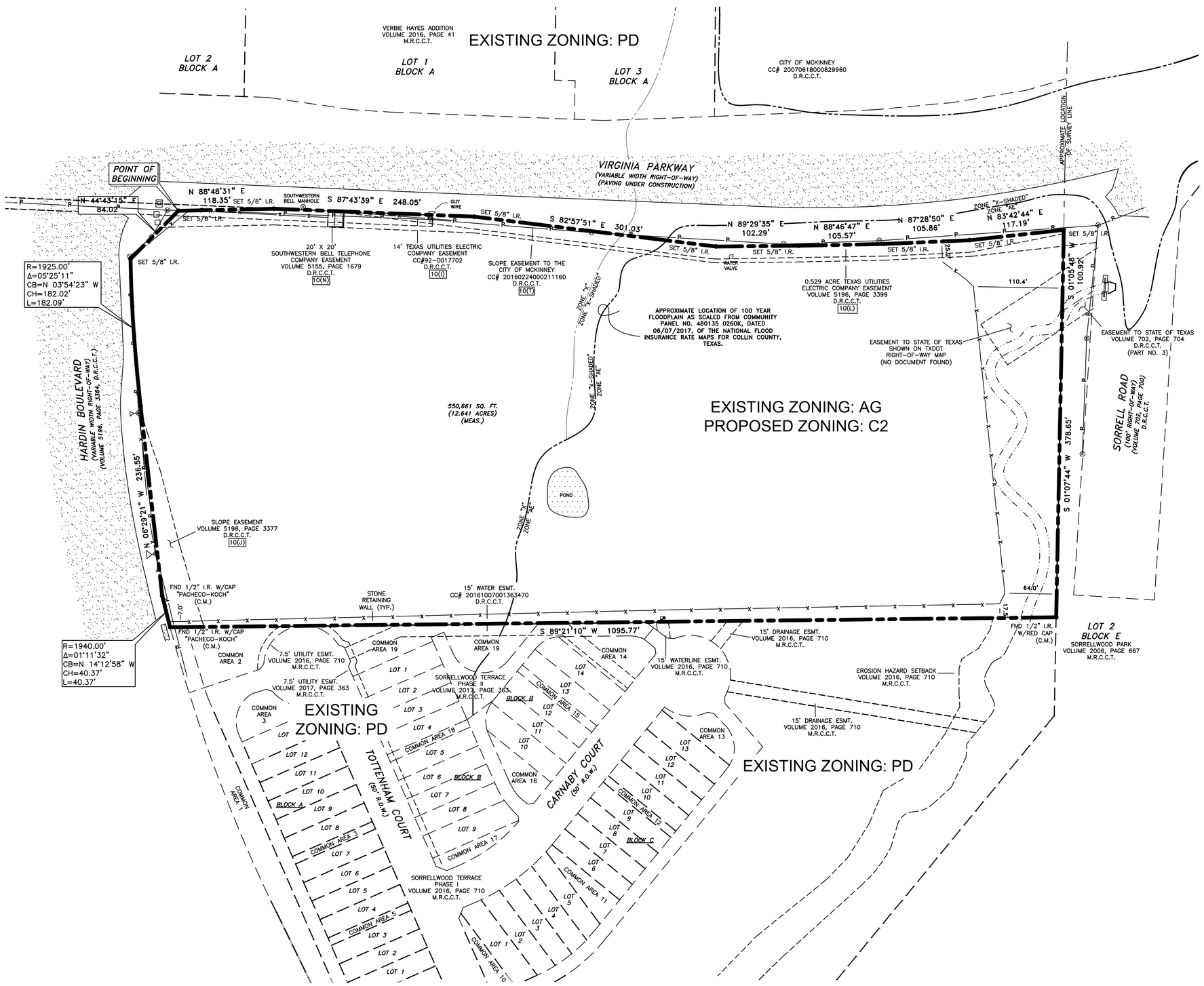

NORTH

GRAPHIC SCALE IN FEET
0 30 60 120

PROPERTY DESCRIPTION:

BEING SITUATED IN THE JAMES HERNDON SURVEY, ABSTRACT NO. 391, CITY OF MCKINNEY, COLLIN COUNTY, TEXAS, AND BEING A PART OF A CALLED 45.75 ACRE TRACT OF LAND DESCRIBED IN A DEED TO J.S. CRUTCHER OF RECORD IN VOLUME 124, PAGE 43, OF THE DEED RECORDS OF COLLIN COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT 5/8" IRON ROD SET FOR CORNER AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF HARDIN BOULEVARD (VARIABLE WIDTH RIGHT-OF-WAY) WITH THE SOUTH RIGHT-OF-WAY LINE OF VIRGINIA PARKWAY (VARIABLE WIDTH RIGHT-OF-WAY), AT THE NORTHEAST CORNER OF A CALLED 1.783 ACRE RIGHT-OF-WAY DEDICATION TO THE CITY OF MCKINNEY, RECORDED IN VOLUME 5196, PAGE 3364, DEED RECORDS, COLLIN COUNTY, TEXAS;

THENCE ALONG THE SOUTH RIGHT-OF-WAY LINE OF LINE OF SAID VIRGINIA PARKWAY THE FOLLOWING BEARINGS AND DISTANCES:

NORTH 88°48'31" EAST, A DISTANCE OF 118.35 FEET TO A 5/8" IRON ROD SET FOR CORNER;

SOUTH 87°43'39" EAST, A DISTANCE OF 248.05 FEET TO A 5/8" IRON ROD SET FOR CORNER;

SOUTH 82°57'51" EAST, A DISTANCE OF 301.03 FEET TO A 5/8" IRON ROD SET FOR CORNER;

NORTH 89°29'35" EAST, A DISTANCE OF 102.29 FEET TO A 5/8" IRON ROD SET FOR CORNER;

NORTH 88°46'47" EAST, A DISTANCE OF 105.57 FEET TO A 5/8" IRON ROD SET FOR CORNER;

NORTH 87°28'50" EAST, A DISTANCE OF 105.86 FEET TO A 5/8" IRON ROD SET FOR CORNER;

NORTH 83°42'44" EAST, A DISTANCE OF 117.19 FEET TO A 5/8" IRON ROD SET FOR CORNER;

THENCE SOUTH 01°05'48" WEST, A DISTANCE OF 100.92 FEET TO A 5/8" IRON ROD SET FOR CORNER AT THE MOST WESTERLY NORTHWEST CORNER OF LOT 2, BLOCK E, OF SORRELLWOOD PARK, AN ADDITION TO THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2006M OAGE 667, OF THE MAP RECORDS OF COLLIN COUNTY, TEXAS;

THENCE SOUTH 01°07'44" WEST CONTINUING ALONG THE WEST LINE OF SAID LOT 2, A DISTANCE OF 378.65 FEET TO A 1/2" IRON ROD WITH RED CAP FOUND FOR CORNER AT THE NORTHEAST CORNER OF SORRELLWOOD TERRACE PHASE I, AN ADDITION TO THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS, ACCORDING THE MAP THEREOF RECORDED IN VOLUME 2016, PAGE 710, MAP RECORDS, COLLIN COUNTY, TEXAS;

THENCE SOUTH 89°21'10" WEST ALONG THE SOUTH LINE OF SAID J.S. CRUTCHER TRACT AND THE NORTH LINE OF SAID SORRELLWOOD TERRACE PHASE I ADDITION, A DISTANCE OF 1095.77 FEET TO A 1/2" IRON ROD WITH CAP STAMPED PACHECO-KOCH FOUND FOR CORNER AT THE NORTHWEST CORNER THEREOF, IN THE EAST RIGHT-OF-WAY LINE OF SAID HARDIN BOULEVARD, SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1940.00 FEET, A CENTRAL ANGLE OF 01°11'32" AND A CHORD WHICH BEARS NORTH 14°12'58" WEST, A DISTANCE OF 40.37 FEET;

THENCE IN A NORTHERLY DIRECTION ALONG THE EAST RIGHT-OF-WAY LINE OF SAID HARDIN BOULEVARD, AN ARC DISTANCE OF 40.37 FEET TO A 1/2" IRON ROD WITH CAP STAMPED PACHECO-KOCH FOUND FOR CORNER AT THE END OF SAID CURVE;

THENCE NORTH 06°29'21" WEST CONTINUING ALONG THE EAST RIGHT-OF-WAY LINE OF SAID HARDIN BOULEVARD, A DISTANCE OF 236.55 FEET TO A 5/8" IRON ROD SET FOR CORNER AT THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1925.00 FEET, A CENTRAL ANGLE OF 05°25'11" AND A CHORD WHICH BEARS NORTH 03°54'23" WEST, A DISTANCE OF 182.02 FEET;

THENCE CONTINUING IN A NORTHERLY DIRECTION ALONG THE EAST RIGHT-OF-WAY LINE OF SAID HARDIN BOULEVARD, AN ARC DISTANCE OF 182.09 FEET TO A 5/8" IRON ROD SET FOR CORNER AT THE END OF SAID CURVE;

THENCE NORTH 44°43'15" EAST CONTINUING ALONG THE EAST RIGHT-OF-WAY LINE OF SAID HARDIN BOULEVARD, A DISTANCE OF 84.02 FEET TO THE PLACE OF BEGINNING AND CONTAINING 550,661 SQUARE FEET OR 12.641 ACRES OF LAND.

No.	REVISIONS	DATE	BY

Kimley»Horn

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WWW.KIMLEY-HORN.COM TX F-928

KHA PROJECT 064518902
DATE APRIL 2019
SCALE AS SHOWN
DESIGNED BY MTD
DRAWN BY DSA
CHECKED BY MTD

SEC VIRGINIA PKWY. & HARDIN BLVD.

MCKINNEY, TEXAS

McKINNEY TEXAS
Unique by nature.

ZONING EXHIBIT

SHEET NUMBER

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